

## Adams County, IL

Part of the SE 1/4 of Section 33, Township 2 S, Range 8 W, 4th Prime Meridian, Adams County, Illinois

Tax ID: 200138800000



### Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*



0 0.0225 0.045 0.09 0.135 0.18 0.225 Miles

**FARR, KIMBERLY ANN**

Tract No.: ILRP\_QM\_AD\_029

Date: 4/2/2014

EXHIBIT "A"

**TRACT 1**

A 9.003 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO KIMBERLY A. FARR F/K/A KIMBERLY ANN MAPLE, RECORDED IN BOOK 512, PAGE 1313 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 172 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1160522.48, E:1972292.51;

**THENCE** SOUTH 05 DEGREES 04 MINUTES 27 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 134.16 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 07 DEGREES 31 MINUTES 32 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 133.74 FEET TO A POINT FOR CORNER, FROM WHICH A 3 1/2-INCH BRASS DISC MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 33 BEARS SOUTH 04 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 304.58 FEET;

**THENCE** NORTH 37 DEGREES 27 MINUTES 49 SECONDS WEST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.92 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 36 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF 674.55 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 33 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 851.68 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 34 DEGREES 18 MINUTES 13 SECONDS WEST, A DISTANCE OF 849.52 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 34 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF 394.12 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHEAST 1/4, FROM WHICH A 5/8-INCH IRON ROD WITH A RED CAP STAMPED "IL PLS 35-2931" FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 33 BEARS NORTH 88 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF 3,520.85 FEET;

**THENCE** SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 158.06 FEET TO A POINT FOR CORNER IN SAID SOUTHWEST RIGHT-OF-WAY LINE;

**THENCE** SOUTH 17 DEGREES 13 MINUTES 16 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 60.33 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 49 DEGREES 38 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 148.32 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 34 DEGREES 16 MINUTES 04 SECONDS EAST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 68.14 FEET TO A POINT FOR CORNER IN SAID SOUTHWEST RIGHT-OF-WAY LINE;

**THENCE** SOUTHEASTERLY, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

EXHIBIT "A"

SOUTH 32 DEGREES 33 MINUTES 29 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 238.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 338.79 FEET TO A 5/8-INCH IRON ROD FOUND IN SAID RIGHT-OF-WAY LINE;

SOUTH 34 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 450.00 FEET TO A 5/8-INCH IRON ROD FOUND IN SAID RIGHT-OF-WAY LINE;

SOUTH 38 DEGREES 31 MINUTES 11 SECONDS EAST, A DISTANCE OF 96.83 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 33 DEGREES 31 MINUTES 49 SECONDS EAST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 846.61 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 36 DEGREES 53 MINUTES 40 SECONDS EAST, A DISTANCE OF 8.46 FEET TO A POINT FOR CORNER IN SAID SOUTHWEST RIGHT-OF-WAY LINE;

**THENCE** SOUTHEASTERLY, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

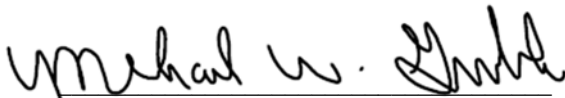
SOUTH 23 DEGREES 04 MINUTES 13 SECONDS EAST, A DISTANCE OF 121.00 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 82.46 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 57 MINUTES 08 SECONDS EAST, A DISTANCE OF 255.10 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 41 MINUTES 32 SECONDS EAST, A DISTANCE OF 128.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 392,181 SQUARE FEET OR 9.003 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

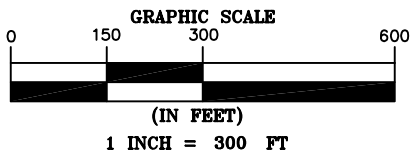


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/31/2014







# EXHIBIT "A"

TRACT 1

ATXI Exhibit 2.3 Part B  
Page 9 of 13

MATCH LINE SHEET NO. 04

KIMBERLY A. FARR F/K/A  
KIMBERLY ANN MAPLE  
BOOK 512, PAGE 1313  
D.R.A.C.I.  
ILRP\_QM\_AD\_029

SECTION 33  
TOWNSHIP 2S  
RANGE 8W

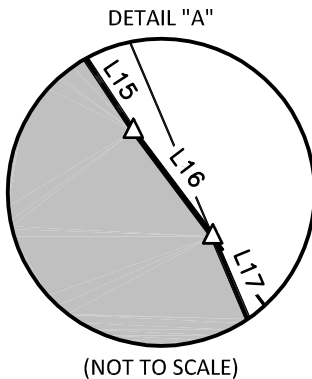
TRACT 1  
PROPOSED VARIABLE  
WIDTH EASEMENT  
9.003 ACRES  
(392,181 S.F.)

P.O.B.—TRACT 1  
GRID COORDINATES  
N:1160522.48  
E:1972292.51

(VARIABLE WIDTH 172  
INTERSTATE R.O.W.)

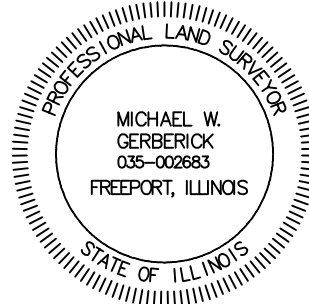
TRACT 2

COUNTY ROAD 1003E



## LEGEND

D.R.A.C.I.	DEED RECORDS
P.O.B.	ADAMS COUNTY, ILLINOIS
P.O.R.	POINT OF BEGINNING
R.O.W.	POINT OF REFERENCE
●	RIGHT-OF-WAY
●	5/8" IRON ROD FOUND
⊙	(UNLESS OTHERWISE NOTED)
△	3-1/2" BRASS DISC
— — — — —	MONUMENT FOUND
— — — — —	CALCULATED POINT
— — — — —	SECTION LINE
— — — — —	SUBJECT PROPERTY LINE
— — — — —	PROPERTY LINE
— — — — —	PROPOSED EASEMENT CENTERLINE
— — — — —	PROPOSED EASEMENT



*Michael W. Gerberick*

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LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 07

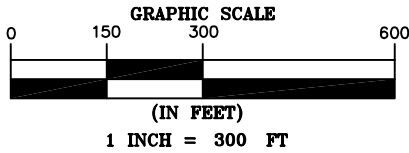
PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/31/2014
SCALE: 1"=300'
TRACT ID: ILRP_QM_AD_029
DRAWN BY: JDD



150' TRANSMISSION  
LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
ADAMS COUNTY, ILLINOIS

# EXHIBIT "A"

TRACT 1



TRACT 3  
LILLIAN P. KELLER  
DOCUMENT NO. 2010R-10089  
D.R.A.C.I.  
ILRP\_QM\_AD\_026

N88°42'18"W 3520.85'

P.O.R.-5/8" IRON ROD FOUND WITH A  
RED CAP STAMPED "IL PLS 35-2931"  
W 1/4 COR SEC 33

SECTION 33  
TOWNSHIP 2S  
RANGE 8W

KIMBERLY A. FARR F/K/A  
KIMBERLY ANN MAPLE  
BOOK 512, PAGE 1313  
D.R.A.C.I.  
ILRP\_QM\_AD\_029

KIMBERLY A. FARR F/K/A/  
KIMBERLY ANN MAPLE  
BOOK 512, PAGE 1313  
D.R.A.C.I.  
ILRP\_QM\_AD\_029

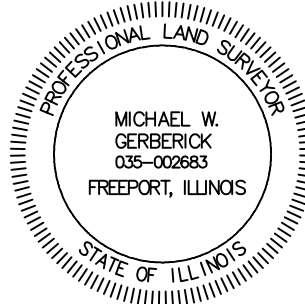
TRACT 1  
PROPOSED VARIABLE  
WIDTH EASEMENT  
9.003 ACRES  
(392,181 S.F.)

(VARIABLE WIDTH 172  
R.O.W.)

MATCH LINE SHEET NO. 03

## LEGEND

D.R.A.C.I.	DEED RECORDS
P.O.B.	ADAMS COUNTY, ILLINOIS
P.O.R.	POINT OF BEGINNING
R.O.W.	POINT OF REFERENCE
●	RIGHT-OF-WAY
●	5/8" IRON ROD FOUND
⊙	(UNLESS OTHERWISE NOTED)
△	3-1/2" BRASS DISC
— — — — —	MONUMENT FOUND
— — — — —	CALCULATED POINT
— — — — —	SECTION LINE
— — — — —	SUBJECT PROPERTY LINE
— — — — —	PROPERTY LINE
— — — — —	PROPOSED EASEMENT CENTERLINE
— — — — —	PROPOSED EASEMENT



*Michael W. Gerberick*

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SHEET 04 OF 07

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/31/2014
SCALE: 1"=300'
TRACT ID: ILRP_QM_AD_029
DRAWN BY: JDD



150' TRANSMISSION  
LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
ADAMS COUNTY, ILLINOIS

EXHIBIT "A"

**TRACT 2**

A 0.003 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO KIMBERLY A. FARR F/K/A KIMBERLY ANN MAPLE, RECORDED IN BOOK 512, PAGE 1313 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

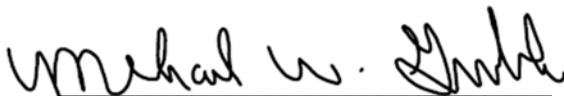
**BEGINNING** AT A POINT IN THE EAST LINE OF SAID SOUTHEAST 1/4, FROM WHICH A 3 1/2-INCH BRASS DISC MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 33 BEARS SOUTH 01 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 265.73 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1160218.15, E:1972351.09;

**THENCE** NORTH 37 DEGREES 27 MINUTES 49 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 24.60 FEET TO A POINT FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 172 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8-INCH IRON ROD FOUND IN SAID SOUTHWEST RIGHT-OF-WAY LINE BEARS NORTH 08 DEGREES 42 MINUTES 23 SECONDS WEST, A DISTANCE OF 288.11 FEET;

**THENCE** SOUTH 88 DEGREES 03 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.45 FEET TO A POINT FOR CORNER IN SAID EAST LINE;

**THENCE** SOUTH 01 DEGREES 25 MINUTES 50 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 19.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 147 SQUARE FEET OR 0.003 OF AN ACRE OF LAND, MORE OR LESS.

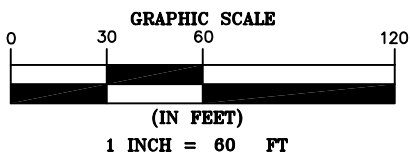
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DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/31/2014





# EXHIBIT "A"

TRACT 2

SECTION 33  
TOWNSHIP 2S  
RANGE 8W

KIMBERLY A. FARR F/K/A  
KIMBERLY ANN MAPLE  
BOOK 512, PAGE 1313  
D.R.A.C.I.  
ILRP\_QM\_AD\_029

TRACT 1

TRACT 2  
PROPOSED VARIABLE  
WIDTH EASEMENT  
0.003 ACRES  
(147 S.F.)

(VARIABLE WIDTH 172  
R.O.W.)

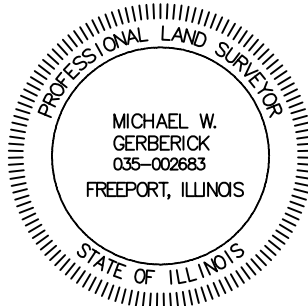
RICHARD W. BOWMAN AND  
JEAN O. BOWMAN, HUSBAND  
AND WIFE  
BOOK 418, PAGE 393  
D.R.A.C.I.  
A\_ILRP\_QM\_AD\_031

P.O.B. - TRACT 2  
GRID COORDINATES  
N:1160218.15  
E:1972351.09

P.O.R. - TRACT 2  
3-1/2" BRASS DISC  
MONUMENT FOUND  
SE COR SEC 33

## LEGEND

D.R.A.C.I.	DEED RECORDS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
●	5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	3-1/2" BRASS DISC MONUMENT FOUND
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



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SHEET 06 OF 07

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 03/31/2014

SCALE: 1"=60'

TRACT ID: ILRP\_QM\_AD\_029

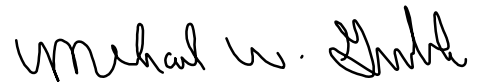
DRAWN BY: JDD



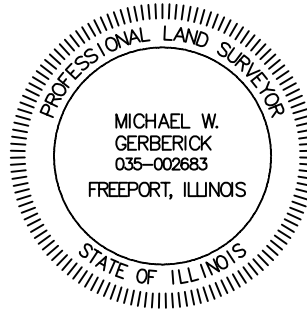
150' TRANSMISSION  
LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
ADAMS COUNTY, ILLINOIS

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S05°04'27"E	134.16'
L2	S07°31'32"E	133.74'
L3	N37°27'49"W	150.92'
L4	N36°53'40"W	674.55'
L5	N33°31'49"W	851.68'
L6	N34°18'13"W	849.52'
L7	N34°16'04"W	394.12'
L8	S88°34'32"E	158.06'
L9	S17°13'16"E	60.33'
L10	S49°38'13"E	148.32'
L11	S34°16'04"E	68.14'
L12	S32°33'29"E	338.79'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L13	S34°42'20"E	450.00'
L14	S38°31'11"E	96.83'
L15	S33°31'49"E	846.61'
L16	S36°53'40"E	8.46'
L17	S23°04'13"E	121.00'
L18	S48°44'42"E	82.46'
L19	S36°57'08"E	255.10'
L20	S36°41'32"E	128.75'
L21	S04°14'53"E	304.58'
L22	N37°27'49"W	24.60'
L23	S88°03'47"E	15.45'
L24	S01°25'50"W	19.01'



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SHEET 07 OF 07

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 03/31/2014  
SCALE: NOT TO SCALE  
TRACT ID: ILRP\_QM\_AD\_029  
DRAWN BY: JDD



150' TRANSMISSION  
LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
ADAMS COUNTY, ILLINOIS